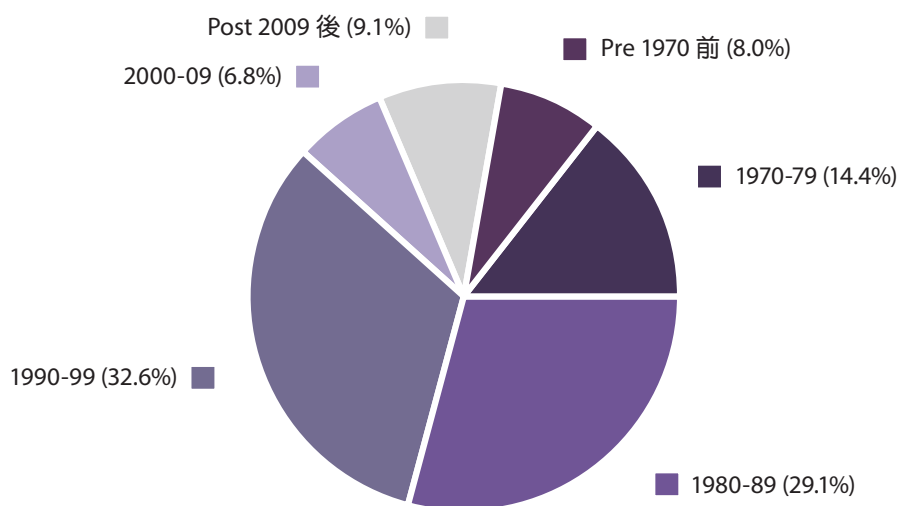


2022年年底，乙級寫字樓的總存量為2 986 400平方米，佔寫字樓總存量的23%。圖表顯示按樓齡劃分的乙級寫字樓總存量。

Stock of Grade B offices was 2 986 400 m² at the end of 2022, representing 23% of the total office stock. The chart shows the distribution of stock in this grade by age.

按樓齡分類的總存量 Stock Distribution by Age



港島佔總存量的56%，而九龍與新界則分別佔36%和8%。

Hong Kong Island accounted for 56%, while Kowloon and the New Territories contributed 36% and 8% respectively.

2022年乙級寫字樓落成量急升至50 300平方米，主要來自觀塘和荃灣。

Grade B office completions in 2022 surged to 50 300 m². Completions mainly came from Kwun Tong and Tsuen Wan.

乙級寫字樓在 2022 年的使用量維持負數，為 31 700 平方米。年底空置量為 450 400 平方米，增至乙級寫字樓總存量的 15.1%，其中 46% 的空置面積位於核心地區。

Take-up of Grade B offices in 2022 remained negative at 31 700 m². The year-end vacancy, amounting to 450 400 m², recorded a rise to 15.1% of the Grade B stock. 46% of the vacant spaces was found in the core districts.



預計落成量在 2023 和 2024 年將分別下跌至 15 100 平方米和 17 800 平方米。2023 年的主要供應將來自觀塘和灣仔，分別佔預計落成量的 48% 和 29%。2024 年的新供應大部分會來自中西區和觀塘。

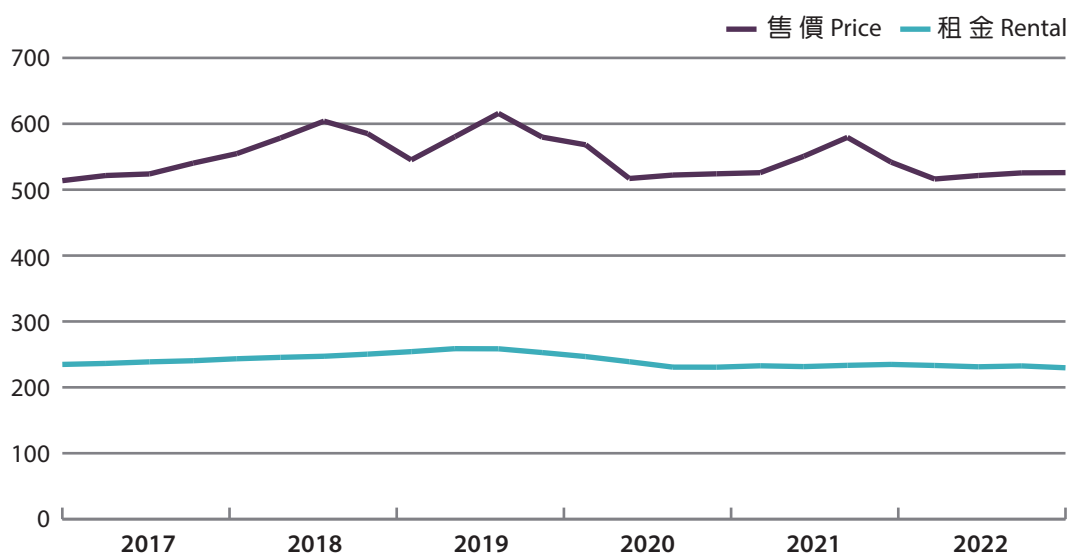
It is estimated that completions will drop to 15 100 m² and 17 800 m² in 2023 and 2024 respectively. In 2023, major supply will be contributed from Kwun Tong and Wan Chai providing 48% and 29% of the estimated completions respectively. Most of the new supply in 2024 will come from the Central and Western district and Kwun Tong.

乙級寫字樓售價於第一季下跌，但在餘下季度整固，以 2022 年最後一季與 2021 年同期相比，下跌 2.9%。租金雖然在 2022 年第三季出現短暫反彈，但年內仍稍微下跌，以 2021 和 2022 年最後一季比較，錄得 2.2% 的跌幅。

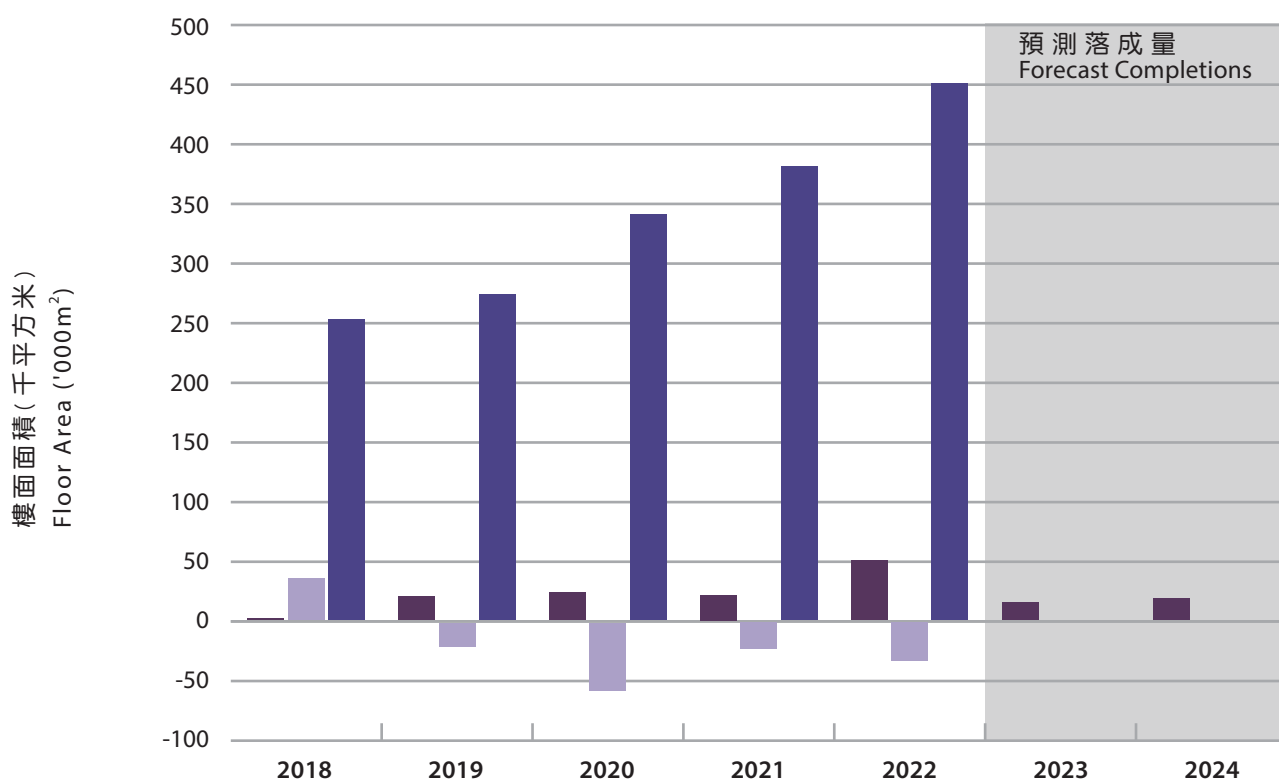
Prices of Grade B offices subsided in the first quarter but consolidated for the remaining quarters, posting a decrease of 2.9% in the last quarter of 2022 over the same period in 2021. Despite a short-lived rebound in the third quarter, rents fell slightly in 2022, registering a decline of 2.2% between the last quarters of 2021 and 2022.



售價及租金指數 Price and Rental Indices



落成量、使用量及空置量 Completions, Take-up and Vacancy



	2018	2019	2020	2021	2022	2023	2024
落成量 Completions	1	20	23	21	50	15 [#]	18 [#]
使用量 Take-up	35	-20	-57	-22	-32		
空置量 Vacancy	252	273	340	380	450		
% ⁺	9.0	9.7	11.9	13.1	15.1		

+ 年底空置量佔總存量的百分率。
Vacancy at the end of the year as a percentage of stock.

預測數字
Forecast figures